038.0	0001	0001.0	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,129,200 / 1,129,200
					USE VALUE:	1,129,200 / 1,129,200
					ASSESSED:	1,129,200 / 1,129,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELKHAOULI ELIAS/LILLIAN
Owner 2:	TRS/125 BOADWAY TRUST
Owner 3:	
Street 1:	6 JAFFREY STREET
Street 2:	
Twn/City:	SAUGUS
St/Prov:	MA Cntry: Own Occ: N
Postal:	01906 Type:

PREVIOUS OWNER

Owner 1:	PORTER THOMAS J JR -
Owner 2:	-
Street 1:	8 CANTERBURY ROAD
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 9,869 Sq. Ft. of land mainly classified as Service St. with a Service Stat Building built about 1972, having primarily Brick Exterior and 2100 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
334	9869.000	182,300	82,900	864,000	1,129,200
Total Card	0.227	182,300	82,900	864,000	1,129,200
Total Parcel	0.227	182,300	82,900	864,000	1,129,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.71 | /Parcel: 537.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	25270
GIS Ref	
GIS Ref	
Insp Date	09/12/18

!3148!

PREVIOUS ASSESSMENT

Parcel ID: 038.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	334	FV	182,300	82900	9,869.	849,000	1,114,200	1,114,200	Year End Roll	12/18/2019
2019	334	FV	164,000	85600	9,869.	799,100	1,048,700	1,048,700	Year End Roll	1/3/2019
2018	334	FV	164,000	85600	9,869.	699,200	948,800	948,800	Year End Roll	12/20/2017
2017	334	FV	164,000	85600	9,869.	549,300	798,900	798,900	Year End Roll	1/3/2017
2016	334	FV	164,000	85600	9,869.	549,300	798,900	798,900	Year End	1/4/2016
2015	334	FV	135,900	87700	9,869.	499,400	723,000	723,000	Year End Roll	12/11/2014
2014	334	FV	135,900	87700	9,869.	499,400	723,000	723,000	Year End Roll	12/16/2013
2013	334	FV	135,900	87700	9,869.	499,400	723,000	723,000		12/13/2012

PRINT

Date	Time
12/10/20	18:27:27

LAST REV

Date	Time
09/26/18	11:27:01
apro	
3148	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PORTER THOMAS J	51160-408		5/12/2008	Inc Per Prop	800,000	No	No		
	13525-533		8/1/1978		118,000	No	No		Y

USER DEFINED

Prior Id # 1:	25270
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2008	1354	Manual	5,650	C				replace load beari
9/17/2008	1156	Re-Roof	6,000	C		G9	GR FY09	
4/18/2008	373	Sign	2,550	C				
4/16/1993	112	Manual	2,000	C				FOOTINGS

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Meas/Inspect	PH	Patrick H
1/15/2014	Meas/Inspect	JBS	JOHN S
2/24/2009	Meas/Inspect	197	PATRIOT
11/14/2000	Hearing N/C	201	PATRIOT
4/6/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
334	Service St.		9869		Sq. Ft.	Site		0	43.25	2.02	CG									863,977						864,000	

Total AC/HA:	0.22656	Total SF/SM:	9869	Parcel LUC:	334	Service St.	Prime NB Desc:	COMM GD	Total:	863,977	Spl Credit		Total:	864,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	75 - Service Stat		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	0.97725862
Adj $ / SQ:	128.265
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	274357
Depreciation:	96025
Depreciated Total:	178332

COMMENTS

ELI`S SERVICE STATION.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	2	

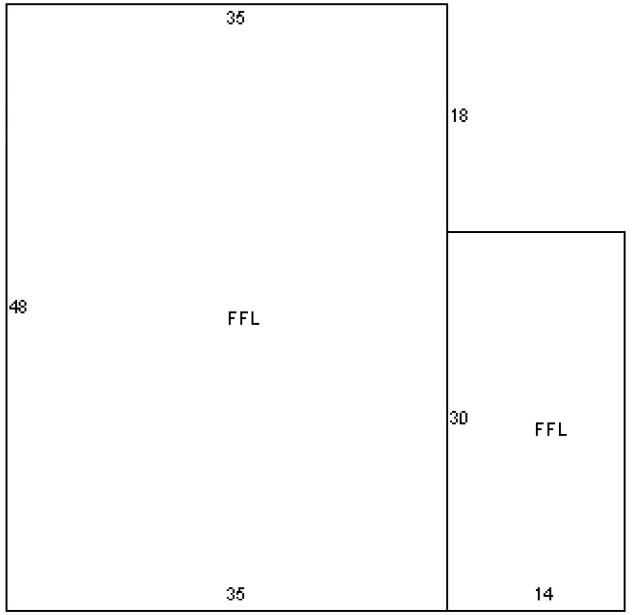
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.27
Special Features:	4000	Val/Su Net:	86.81
Final Total:	182300	Val/Su SzAd	86.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,100	128.270	269,357

Net Sketched Area:	2,100		Total:	269,357	
Size Ad	2100	Gross Are	2100	FinArea	2100

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 038.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
66	Canopy	D	Y	1	20X28	E	AV	1992	51.09	T	21.6	334			22,400			22,400
70	Pump-Double	D	Y	2	1	E	EX	2008	8,750.00	T	3.5	334			16,900			16,900
71	Tank-IG	D	Y	1	6000	A	AV	1999	2.88	T	16	334			14,500			14,500
71	Tank-IG	D	Y	1	12000	A	AV	1999	2.56	T	16	334			25,800			25,800
84	Sign-Ilum	D	Y	1	40	A	AV	2008	90.63	T	8.8	334			3,300			3,300
75	Lift	M	S	2	1	A	AV	1972	3,200.00	T	37.6	334			4,000			4,000

More:	N	Total Yard Items:	82,900	Total Special Featues:	4,000	Total:	86,900